089.0	0001	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	988,900 / 988,900
					USE VALUE:	988,900 / 988,900
					ASSESSED:	988,900 / 988,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	-23A	PINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARLIN NICHOLAS
Owner 2:	
Owner 3:	
Street 1:	23 PINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOGIC ZVONIMIR & KRISTA -
Owner 2:	-
Street 1:	23 PINE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2544 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6365.000	561,200		427,700	988,900
Total Card	0.146	561,200		427,700	988,900
Total Parcel	0.146	561,200		427,700	988,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.72 /Parcel: 388.72

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 56138

GIS Ref

GIS Ref

Insp Date 03/09/17

!7191!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0001-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	561,200	0	6,365.	427,700	988,900		Year end	12/23/2021
2021	104	FV	536,400	0	6,365.	427,700	964,100		Year End Roll	12/10/2020
2020	104	FV	536,500	0	6,365.	427,700	964,200	964,200	Year End Roll	12/18/2019
2019	104	FV	397,100	0	6,365.	433,800	830,900	830,900	Year End Roll	1/3/2019
2018	104	FV	397,100	0	6,365.	323,800	720,900	720,900	Year End Roll	12/20/2017
2017	104	FV	372,900	0	6,365.	293,300	666,200	666,200	Year End Roll	1/3/2017
2016	104	FV	372,900	0	6,365.	281,000	653,900	653,900	Year End	1/4/2016
2015	104	FV	333,100	0	6,365.	238,300	571,400	571,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:10:28

LAST REV

Date	Time
09/02/21	09:31:35
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7191

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOGIC ZVONIMIR	69254-298		5/9/2017		856,500	No	No		
MORSE COLLEEN	51439-70		7/15/2008		575,000	No	No		
MORSE MICHAEL	31814-269		3/22/2000		398,900	No	No		
MCHUGH GERALD	27509-528		7/25/1997		299,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2011	464	Porch	22,000					
6/3/2003	421	Re-Roof	3,780					
6/6/2001	404	Porch	30,000	C				REBUILD 2 FRONT PO

ACTIVITY INFORMATION

Date	Result	By	Name
9/2/2021	USPS	MM	Mary M
3/9/2017	Measured	DGM	D Mann
12/8/2008	Meas/Inspect	163	PATRIOT
6/12/2000	MLS	HC	Helen Chinal
1/20/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	56138
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6365		Sq. Ft.	Site		0	70.	0.96	5									427,666						427,700	

Total AC/HA: 0.14612 | Total SF/SM: 6365 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 427,666 | Spl Credit | Total: 427,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11052632
Const Adj.:	0.98000199
Adj $ / SQ:	195.897
Other Features:	133500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	689466
Depreciation:	128241
Depreciated Total:	561225

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 5 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	7	3	
Totals			
2	12	5	

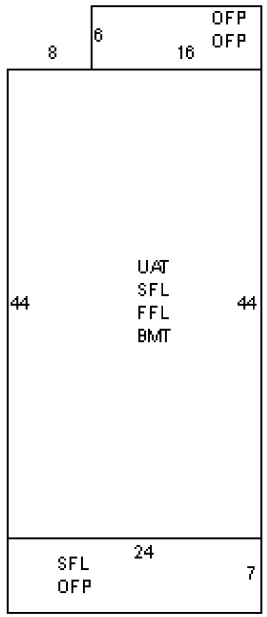
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	195.90
Special Features:	0	Val/Su Net:	141.72
Final Total:	561200	Val/Su SzAd	246.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,224	195.900	239,778
BMT	Basement	1,056	58.770	62,060
FFL	First Floor	1,056	195.900	206,867
OFP	Open Porch	360	20.660	7,438
UAT	Upper Attic	264	150.840	39,822

Net Sketched Area: 3,960 | Total: 555,965

Size Ad 2280 | Gross Area 4752 | FinArea 2544

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

089.0-0001-0019.0

IMAGE

AssessPro Patriot Properties, Inc